



Presented by:
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Active
R2313810
 Board: V
 House/Single Family

4151 W 10TH AVENUE
 Vancouver West
 Point Grey
 V6R 2H2

Residential Detached
\$2,688,000 (LP)
 (SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$2,688,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1927**
 Depth / Size: **115** Bathrooms: **2** Age: **91**
 Lot Area (sq.ft.): **5,750.00** Full Baths: **2** Zoning: **RS-1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$8,468.03**
 Rear Yard Exp: **North** For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **011-056-592**
 Tour:
 View: **Yes: Mountain**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Mixed**

Legal: **PL VAP5867 LT 8 BLK 187 DL 176 LD 36.**

Amenities:

Site Influences: **Central Location, Shopping Nearby**
 Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'2 x 13'6	Bsmt	Kitchen	5'9 x 11'			x
Main	Dining Room	11'10 x 11'	Main	Bedroom	10'2 x 9'6			x
Main	Kitchen	12' x 10'	Bsmt	Laundry	10' x 9'8			x
Main	Den	10'4 x 8'2			x			x
Above	Master Bedroom	9'10 x 10'4			x			x
Above	Bedroom	10' x 8'10			x			x
Above	Bedroom	12' x 7'6			x			x
Above	Walk-In Closet	6'8 x 3'			x			x
Above	Walk-In Closet	5'10 x 2'8			x			x
Bsmt	Living Room	10'8 x 11'8			x			

Finished Floor (Main): **715**
 Finished Floor (Above): **473**
 Finished Floor (Below): **559**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,747 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,747 sq. ft.**

of Rooms: **13**
 # of Kitchens: **2**
 # of Levels: **3**
 Suite: **Unauthorized Suite**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **4**
 Basement: **Part**

Bath Floor # of Pieces Ensuite?
 1 **Above** **4** **No**
 2 **Bsmt** **3** **No**
 3
 4
 5
 6
 7
 8

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

Listing Broker(s): **RE/MAX Margaret Leung Realty**

Convenient Pt. Grey location with easy transit access to UBC, Downtown, shopping and restaurants. Bright and clean. Freshly painted, new flooring, window blinds, landscaping and fence. Main floor has large living room, dining room opens to sun deck, big kitchen and den. Upper floor has 3 bedrooms and full bathroom. 1 bedroom suite down. Walk to West Pt Grey Academy and Queen Mary Elementary. To live in or hold and build your dream home with mountain and water view from upper floor. Lord Byng Secondary & Queen Mary Elementary catchment. Priced below Assessment of \$2,858,300.